



Marion County

Board of County Commissioners

Workshop

Meeting Agenda

Wednesday, January 22, 2025

9:30 AM

McPherson Governmental
Campus Auditorium

Workshop to Discuss Future Solid Waste Disposal Options

INTRODUCTION OF WORKSHOP BY CHAIRMAN KATHY BRYANT

PLEDGE OF ALLEGIANCE

ROLL CALL

WORKSHOP PRESENTATION

1. [Workshop to Discuss Future Solid Waste Disposal Options](#)

BOARD DISCUSSION AND CLOSING COMMENTS



Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2025-17873

Agenda Date: 1/22/2025

Agenda No.: 1.

SUBJECT:

Workshop to Discuss Future Solid Waste Disposal Options

INITIATOR:

Mark Johnson, Director

DEPARTMENT:

Solid Waste

DESCRIPTION/BACKGROUND:

Marion County's prepaid airspace at the Heart of Florida Landfill is estimated to be exhausted by 2031. This workshop will explore future solid waste disposal options and the financial scenarios for each.

RECOMMENDED ACTION:

For discussion.

PUBLIC WORKSHOP FUTURE SOLID WASTE DISPOSAL OPTIONS

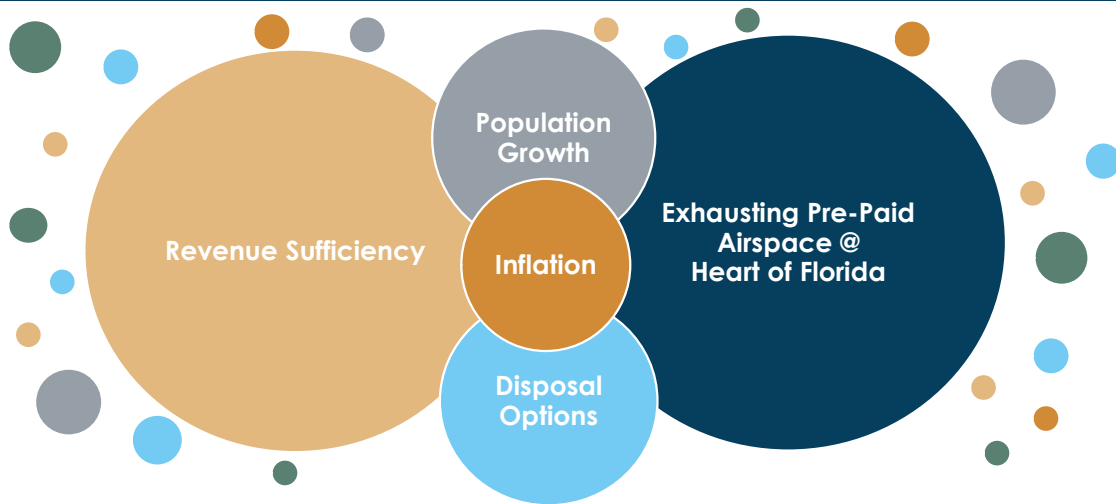
JANUARY 22, 2025

Objectives

- Discuss future disposal options
- Share financial impacts
- Determine path forward related to long term disposal

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Why are we here today?



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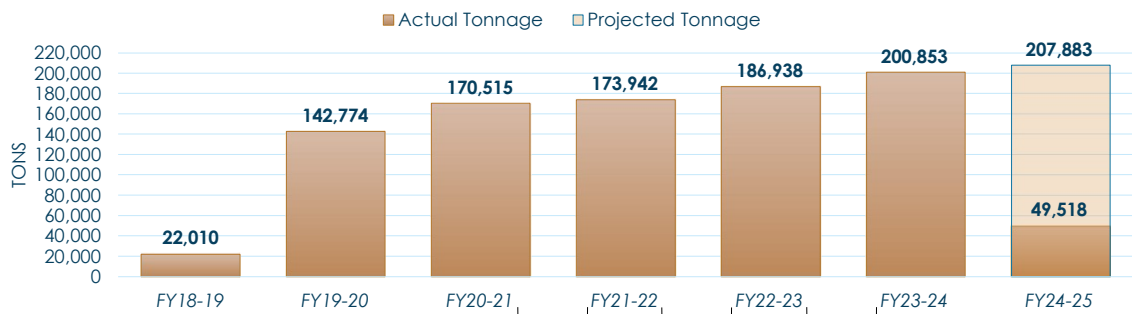
HEART OF FLORIDA PRE-PAID AIRSPACE

Pre-Paid Airspace Consumption To Date

[2011] Original Airspace Purchased (Tons): **2,500,000**
 [2020] Additional Airspace Purchased (Tons): **140,000**
 Total Airspace Purchased (Tons): **2,640,000**

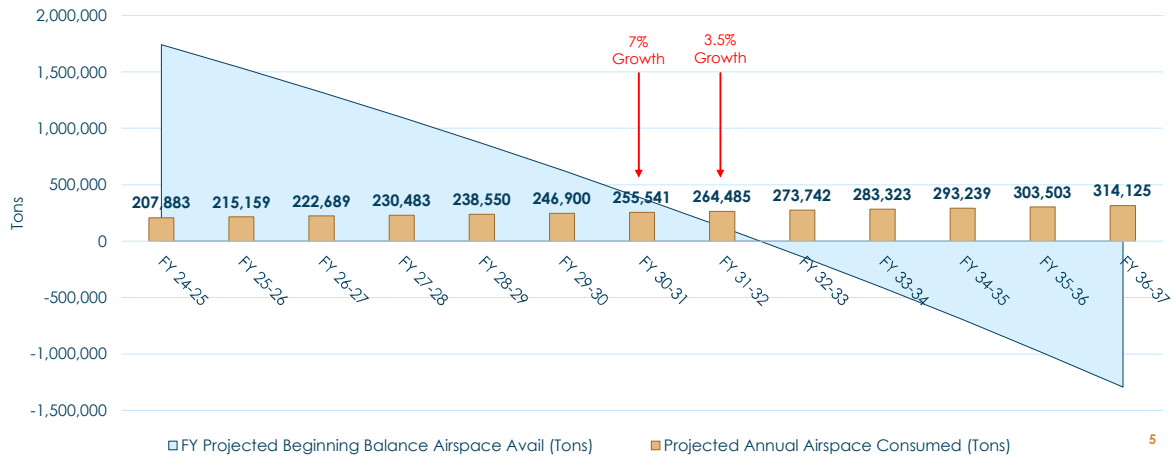
Lifetime Consumed Airspace (Tons): 946,549 35.85%
 Remaining Available Airspace (Tons): 1,693,451 64.15%

Heart of Florida Tonnage



*Data reflects information available through December 2024

Pre-Paid Airspace Projection



*Graph reflects 3.5% tonnage growth year over year

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September Workshop Recap

- Solid Waste presented to the Board on September 4th discussing waste management options
 - Provided future airspace options including transfer station with 3rd party airspace and landfilling at the Baseline facility
 - Outlined the cost to transfer waste to a 3rd party landfill vs. landfilling at the Baseline facility
 - Highlighted a timeline to complete either option selected

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September Workshop Board Questions



- (1) Are there any opportunities to reduce waste volume by recycling glass?**
 - o Aero Aggregates is willing to accept glass should Marion County collect and transport
 - o Estimated annual volume ~700 tons

- (2) How much volume can be reduced by removing Class III material from our facility?**
 - o Marion County has direct control over ~4,000 tons of Class III (material collected @ centers)
 - o Estimates that 25-30% of total volumes fall within the Class III definition
 - o Requires new operational process to separate material from waste stream and transport
 - o Higher overall operational costs

- (3) What is the cost to..? (RFP Released)**
 - o Utilize a local Class I transfer station?
 - o Dispose of Class III material (transfer station or landfill)?
 - o Class I landfill airspace?

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RFP Results



Class I Transfer Station- Price Includes:		Unit of Measure	Friends Recycling	GFL Solid Waste Southeast LLC	A.C.M.S., Inc.	
Price Includes: Personnel, materials, equipment and facilities to provide a transfer station available to Marion County, 7 days per week. (Cost to include transfer station operation, transportation to final disposal site and any/all disposal costs).		Per Ton	\$60.00	\$59.00*	NB	
Optional additional service – Accepting materials from the public, open to the public 6 days per week, and charging/billing the public directly.		Per Ton	NB	NB	NB	
Class III Transfer Station/Landfill - Price Includes:		Per Fiscal Year Tonnage Range	Unit of Measure	Friends Recycling	GFL Solid Waste Southeast LLC	A.C.M.S., Inc.
Personnel, materials, equipment and facilities to provide Class III disposal services (transfer station or landfill) to Marion County, 7 days per week. (Cost to include transportation to final disposal site and any/all disposal costs.)		0-4,000 Tons	Per Ton	\$60.00	\$58.50*	NB
		4,001-10,000 Tons	Per Ton	NB	\$58.50*	NB
		10,001-30,000 Tons	Per Ton	NB	\$58.50*	NB
		30,001 + Tons	Per Ton	NB	\$58.00*	NB
Optional additional service - Accepting materials from the public, open to the public 6 days per week, and charging/billing the public directly.		Per Ton	NB	NB	NB	
Class I Landfill - Price Includes:		Unit of Measure	Friends Recycling	GFL Solid Waste Southeast LLC	A.C.M.S., Inc.	
Pay as you go - Personnel, materials, equipment and facilities to provide disposal (landfill) services to Marion County and its approved haulers, 6 days per week.		Per Ton	NB	NB	\$36.90	
Pre-paid airspace - 2,000,000 tons - Personnel, materials, equipment and facilities to provide disposal (landfill) services to Marion County and its approved haulers, 6 days per week.		Per Ton	NB	NB	\$34.40	
Pre-paid airspace - 4,000,000 tons - Personnel, materials, equipment and facilities to provide disposal (landfill) services to Marion County and its approved haulers, 6 days per week.		Per Ton	NB	NB	\$30.75 ⁸	

*fuel surcharge & CPI index

FUTURE DISPOSAL OPTIONS

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Path Forward Disposal Options

Transfer
Station & 3rd
Party Airspace

Baseline
Landfill
Expansion

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Transfer Station Pros & Cons



Pros

- Moves waste to an alternate jurisdiction
- Reduced environmental risk
- Flexible disposal options
- Convenient for customers
- Current and familiar operation

Cons

- More expensive
- Additional truck traffic and wear and tear on roads
- Additional vehicle emissions
- Limited operational control

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Transfer Station Considerations & Solutions



Considerations

- Current volume at Baseline is ~700 tons per day
- Facility capacity ~900 tons per day
- Need for additional volume capacity by 2031
 - Assumes a growth rate of 3.5%
 - Short term growth has been ~7% the last 2 years

Solutions

- Short Term
 - Enhancements to current transfer station
 - Additional direct hauls to Heart of Florida by Marion County
- Long Term
 - Need additional transfer station capacity
 - Contract for service
 - Build (expand current or build second facility)

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Landfill Pros & Cons

Pros

- Efficient waste disposal
- Energy production
- Economical
- Control over waste solution
- Long term solution
- Land use is grandfathered for expansion of Phase 1 and Phase 2
- Sand mine land purchase allows for airspace flexibility

Cons

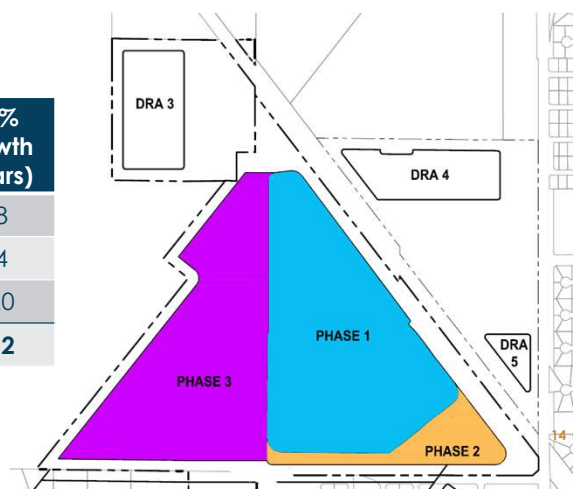
- Existing
 - Social pushback - NIMBY
 - Localized environmental concerns
 - Takes a lot of space
 - Cosmetics
 - Potential to pollute
- Future
 - Permitting – Karst – Phase 2 and beyond
 - Capital intensive - \$ needed to develop and equip
 - Land Use for Phase 3 and beyond

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Landfill On-Site Available Capacity- Additional Years

Utilizing What We Already Have

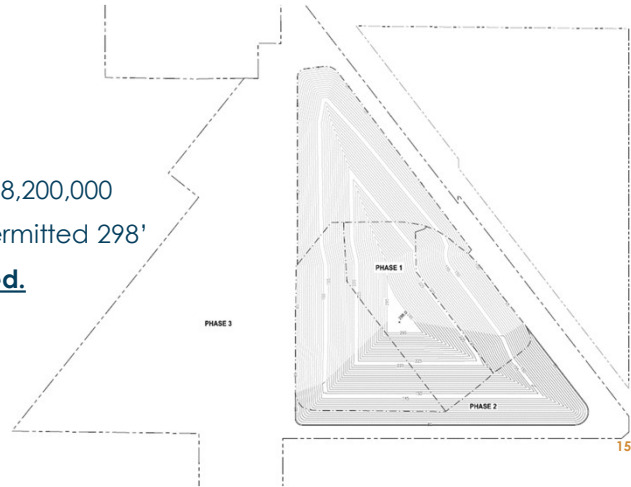
Phase	Capacity (Tons)	0.94% Growth (Years)	1.56% Growth (Years)	3.5% Growth (Years)
1	1.4M	6.9	6.6	5.8
2	1.3M	5.9	5.4	4.4
3	11.6M	42.8	35.9	24.0
Total	14.3M	55.6	47.9	34.2



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Phase 1 & 2

- New waste capacity – 2.7 million tons
- Lifespan – **12 years @ 1.56% growth**
- Value - \$162,000,000 (\$60/ton)
- Total cost - expansion/operations – \$128,200,000
- Takes elevation from current 248' to permitted 298'
- **Permitting is feasible but not guaranteed.**



Benefits of On-Site Capacity

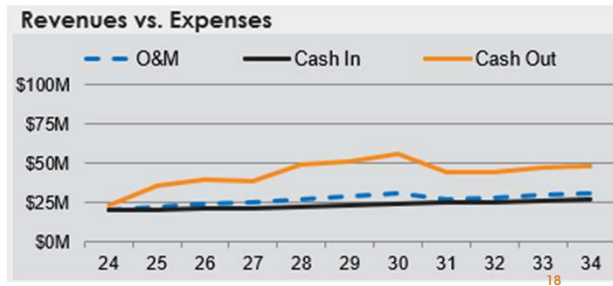
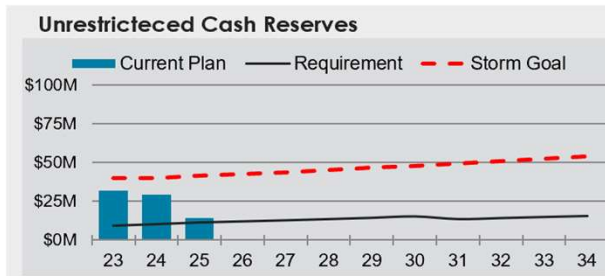
Benefit	Phase 1 Only	Phase 1 & Phase 2
<i>Lowers operating costs</i>	✓	✓
<i>Maximizes available airspace</i>	✓	✓
<i>Prepares the slopes for closure</i>	✓	✓
<i>Limits permitting cost</i>	✓	✓
<i>Limits permitting risk</i>	✓	✓
<i>Land use already approved</i>	✓	✓
<i>Enhances gas collection system</i>	✓	✓
<i>Reduces amount of off-site dirt needed for closure</i>		✓
<i>Allows flexibility of installation of improved infrastructure</i>		✓
<i>Maximizes equipment life</i>		✓
<i>Resolves karst permit question</i>		✓
<i>Limits Geotech work to ~12 acres</i>		✓
<i>Modernizes leachate system</i>		✓

REVENUE SUFFICIENCY

RESIDENTIAL ASSESSMENT

Key Issues & Considerations Going Forward

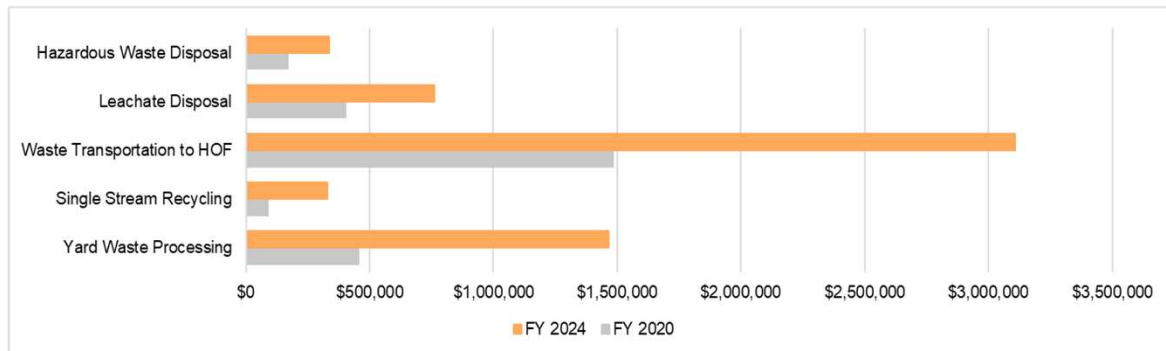
- At \$87.00, assessment recovers ~2/3 of FY 2025 allocated costs
- O&M expenses outpace revenues



Examples of Significant Inflationary Costs- 2020 vs 2024

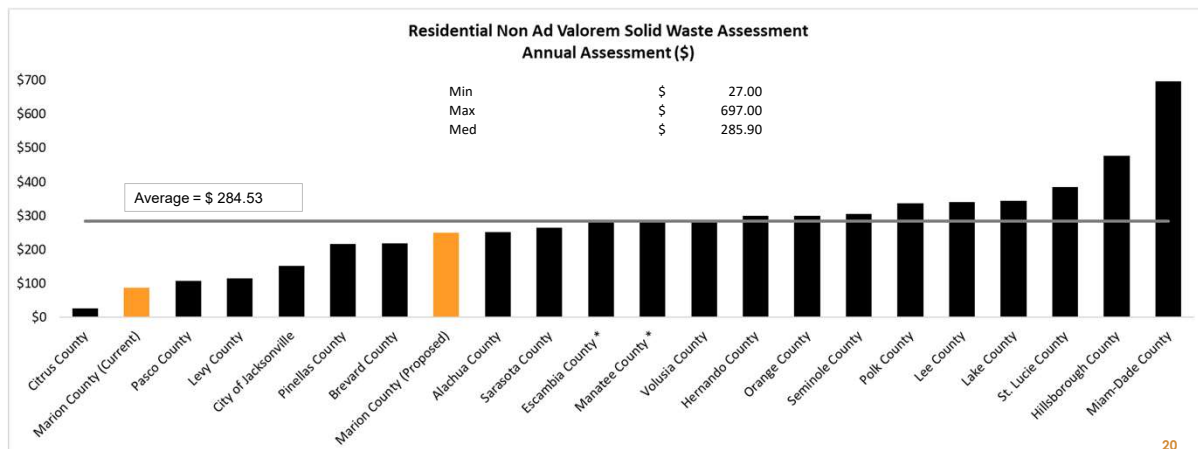


- Post-Covid economy fueled significant inflation for costs of goods and services:



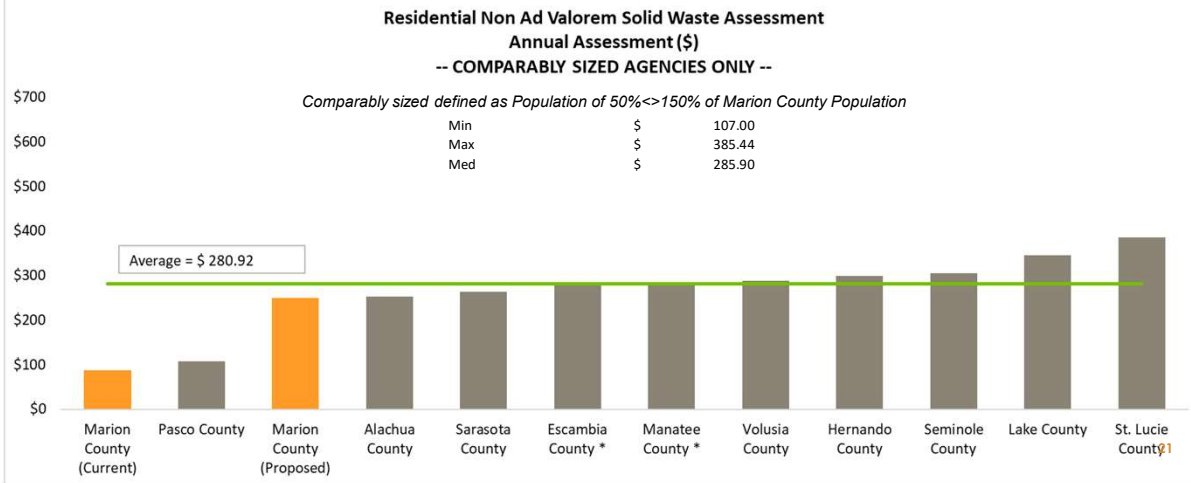
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Current Residential Assessments: Surveyed Florida Counties



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Current Residential Assessments: Similar Populations



Residential Assessment History



A Job Well Done!



Ord. 07-35 Adopted 2007 \$87 Adopted 2008 Great Recession 2008-2009 Purchased HOF Capacity 2011 & 2020 Covid Pandemic 2020-2021 High Inflation 2021-2023 \$87 Preserved 2025



- Assessment increased from \$76 to \$87 in 2008 [14.5%]
- US-CPI from 2008 to 2023 averaged 4.41% per year
 - Assessment adjusted for inflation would amount to \$173.54
- County has been able to maintain assessment at \$87 per year for 17 years**
 - HOF disposal deal, managed costs, effective use of reserves
- Approx. \$110M in inflationary savings to residents since 2008** ²³

Revenue Sufficiency Results



Residential Assessment	Method	2026	2027	2028 - 2030	2031 - 2035	2036 - 2040	2041 - 2044
Transfer/ 3 rd Party Pre-purchase 2M Tons	One Time	\$250	\$250	\$250	\$275	\$345	\$415
	Phased	\$205	\$255	\$255	\$280	\$345	\$415
Baseline Landfill Expansion	One Time	\$215	\$215	\$215	\$215	\$255	\$255
	Phased	\$150	\$190	\$225	\$225	\$255	\$255

Bold = rate change **Green = lowest rate**

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*Accelerated landfill expansion & sale of airspace could result in a \$5 to \$15 decrease to the rate after 2035.

Path Forward



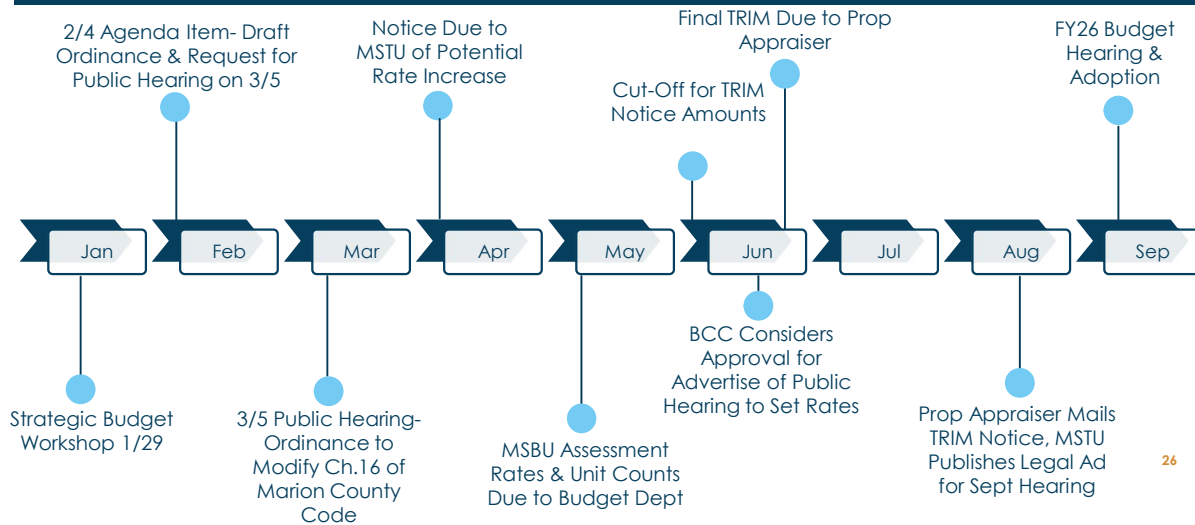
Transfer Station & 3rd Party Airspace

Baseline Landfill Expansion



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Path Forward Timeline



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